



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
TEL: 212 669-7700 FAX: 212 669-7780



PERMIT

CERTIFICATE OF APPROPRIATENESS

ISSUE DATE: 03/30/17	EXPIRATION DATE: 2/21/2023	DOCKET #: LPC-18-5745	COFA COFA-18-05745
ADDRESS: 36 GROVE STREET		BOROUGH: Manhattan	BLOCK/LOT: 588 / 15
Greenwich Village Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Maiken Baird
36 Grove Street
New York, NY 10014

NOT ORIGINAL
COMPUTER-GENERATED COPY

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of February 21, 2017, following the Public Hearing of the same date, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forward in your application completed on January 26, 2017.

The proposed work, as approved, consists of constructing a one-story, cream stucco-clad rooftop addition, featuring light brown painted, standing-seam, multi-pitched shed roofs, a black painted metal, multi-light window and door and transom assembly, and FDNY access ladders; extending three chimney flues to three feet above the addition at the east (lot line) parapet; and installing black painted metal railings at the northern portion of the roof, around an existing skylight, and at the south, east, and west parapets. The work was shown in a digital slide presentation, consisting of 9 slides labeled LPC-01 through LPC-09, dated January 17, 2017, and including drawings, photographs, and photomontages, all prepared by Patricia M. Seidman, RA, and presented at the Public Hearing and Public Meetings.

In reviewing this proposal, the Commission noted that the Greenwich Village Historic District Designation Report describes 36 Grove Street as a vernacular Greek Revival and Italianate style rowhouse, built in 1851-52; and that the building's style, scale, materials, and details are among the features that contribute to the special architectural and historic character of the Greenwich Village Historic District.

With regard to this proposal, the Commission found that the proposed work will not eliminate or damage any significant architectural features of the building; that the proposed rooftop addition will be set back from the front and rear facades, and therefore will retain a sense of the building's original scale and massing and its relationship with the other buildings in the row; that the proposed rooftop addition will only be minimally visible when viewed from a distance from 7th Avenue and Bleecker Street; that the simple fenestration and neutral finish of the proposed rooftop addition will help it to blend with the background, and will not detract from the streetscape; and that the proposed work will not diminish the special character of the building or the Greenwich Village Historic District. Based on these findings, the Commission determined the work to be appropriate to the building and to the Greenwich Village Historic District and voted to approve this application.

The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review and approval of two sets of signed and sealed Department of Building filing drawings showing the approved design.

Subsequently, on March 7, 2017, the Landmarks Preservation Commission received final drawings A-100.00, Z-100.00, Z-101.00, Z-102.00, Z-103.00, EN-100.00, A-101.00, A-102.00, A-103.00, A-104.00, A-105.00, A-106.00, A-107.00, A-108.00, A-109.00, A-110.00, A-111.00, L-101.00, L-102.00, and L-103.00, dated July 19, 2016, and prepared by Patricia Seidman, RA; drawings S-101.00, S-201.00, S-301.00, and S-302.00, dated July 29, 2016, and prepared by Ross Albert Dalland, PE; and drawings M-100.00, M-101.00, M-200.00, P-100.00, P-101.00 and EN-101.00, dated March 6, 2017, and prepared by Paul Denis, PE.

Accordingly, the staff of the Commission reviewed the drawings, and found that the drawings include additional work, consisting of removing an HVAC unit and ductwork at the roof; extending three (3) chimney flues to three feet above the west side of the roof of the rooftop addition; and interior alterations at the third floor, including the demolition and construction of nonbearing partitions and finishes, as well as mechanical, plumbing, electrical, and HVAC work.

With regard to the additional work, the Commission finds that the removal of the HVAC unit and ductwork will not result in damage to, or demolition of, a significant architectural feature of the roof; and that the extended chimney flues will only be minimally visible when viewed from a distance from public thoroughfares. Additionally, staff found that the overall design approved by the Commission had been maintained. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 18-05745 is being issued

This permit is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of the approval. The work is limited to what is contained in the perforated document. Other work or amendments to this filing must be reviewed and approved separately. The applicant is hereby put on notice that performing or maintaining any work not explicitly authorized by this permit may make the applicant liable for criminal and/or civil penalties, including imprisonment and fine. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Meredith Leep.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Rita Nepogoda-Soto, MK Architecture PC

cc: Emma Waterloo, Deputy Director; Rita Nepogoda-Soto, MK Architecture PC